



SHEDS

The 2003 Virginia Uniform Statewide Building Code dictates the requirements for permits and the International Residential Code stipulates the requirements for foundations of detached storage shed type buildings.

The guidelines below are a compilation of the applicable code sections, and we provide them in an effort to help you make an informed decision when purchasing or building a storage shed.

Definition of Detached Accessory Structure (Residential)

A one-story, detached accessory structure used as a tool or storage shed, playhouse, and similar uses, and complying with these conditions:

1. The structure shall not be used for any sort of habitable space,
2. Building height does not exceed 12', [and therefore a two story structure will not qualify],
3. The structure shall be light-frame construction, whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gauge steel framing members.

If your shed does not meet ALL of the requirements in the definition, your structure will be considered a *detached building* and will have to comply with additional requirements.

If the structure has a roll-up door wider than 5', it will be interpreted as a vehicle garage, and must meet the criteria for a vehicle garage; specifically it must have:

1. Continuous footings at least 18" below finished grade, sill plate and anchor bolts (12" from each end of the sill plate, and a maximum of 6' on center),
2. 4" concrete slab or floor system designed to carry the vehicle weight. A gravel floor is not allowed in detached, enclosed structures.

Prior to placing a shed on your property, please contact the Planning Department at (804) 748-1050 for setback requirements. Please note that no buildings may be placed in a flood plain.

Requirements

1. **0 - 150 square feet in area**

- A. A permit is not required, unless the structure will have electrical, mechanical or plumbing work.
- B. The structure must be anchored to the ground. Anchors may include auger type anchors, or other suitable tie-downs or straps.

Note: Contact the Planning Department to verify setback requirements if you have doubts about the proximity of the structure to the property lines.

2. **151 - 256 square feet in area**

- A. A permit is required, including separate permits for electrical, mechanical or plumbing if applicable.
- B. The construction documents should include:
 - 1. One copy of the plat showing the location of the structure in relationship to the house and the property lines.
 - 2. Two sets of the construction drawings providing the following information:
 - a. Dimensioned floor plan,
 - b. Details of the structure showing framing member sizes and spacing.
 - 3. The structure may sit flat on solid ground, or may be elevated on dry-stacked concrete blocks or grouted masonry piers (if manufacturer's plans allow). In any case, the structure must be anchored to the ground. Provide details showing the anchoring system (details usually accompany the manufacturer's detailed drawings). Anchors may include auger type anchors, or other suitable tie-downs or straps. If the floor height to the average grade is greater than 18", dry-stacked blocks are not allowed and the continuous or pier footings must be buried at least 12" deep.
- C. The following inspections will be required:
 - 1. Rough framing and final framing inspection may be scheduled together if interior framing is not concealed,
 - 2. Mechanical, electrical and/or plumbing may also be done at the same time provided the interior is not concealed.

3. **256-400 square feet in area**

- A. A permit is required, including separate permits for electrical, mechanical or plumbing if applicable.
- B. The construction documents should include:
 - 1. One copy of the plat showing the location of the structure in relationship to the house and the property lines.
 - 2. Two sets of the construction drawings providing the following information:
 - a. Dimensioned floor plans,

- b. Details of the structure showing framing member sizes and spacing.
 - 3. The structure must sit on continuous foundation walls or grouted masonry piers (if manufacturer's plans allow). The foundation walls or piers must be anchored to permanent footings at least 12" below finished grade (measured to the bottom of the footing). Provide details showing how the structure is anchored to the footings. Anchors may include block piers on square footings (usually 12"x12"x 8") or on continuous concrete footings (usually 12"wide x 8" thick) and leveled to grade. Auger type anchors, or other suitable tie-downs or straps may be secured to the concrete footings.
- C. The following inspections will be required:
 - 1. Footing inspection,
 - 2. Slab inspection (prior to pour) if structure is set on a concrete slab,
 - 3. Rough framing and final framing inspection may be scheduled together if interior framing is not concealed,
 - 4. Mechanical, electrical and/or plumbing may also be done at the same time provided the interior is not concealed.

4. **Greater than 400 square feet in area**

- A. A permit is required, including separate permits for electrical, mechanical or plumbing if applicable.
- B. The construction documents should include:
 - 1. One copy of the plat showing the location of the structure in relationship to the house and the property lines.
 - 2. Two sets of the construction drawings providing the following information:
 - a. Dimensioned floor plan,
 - b. Details of the structure showing framing member sizes and spacing.
 - 3. The structure must sit on continuous foundation walls with permanent footings or turndown slab at least 18" below grade. Provide ½" diameter anchor bolts embedded into the masonry foundation walls at least 7" – anchor bolts shall begin within 12" of the end of each sill plate and a maximum of 6' on center. Provide details showing how the structure will be attached to the continuous concrete footings (usually 12"wide x 8" thick). Piers, augers, straps etc, are not permitted.
- C. The following inspections will be required:
 - 1. Footing inspection,
 - 2. Slab inspection (prior to pour) if structure is set on concrete,
 - 3. Veneer inspection,
 - 4. Rough framing and final framing inspection may be scheduled together if interior framing is not concealed,

5. Mechanical, electrical and/or plumbing may also be done at the same time provided the interior is not concealed.